

# DEVELOPMENT REVIEW BOARD REPORT



MEETING DATE: May 18, 2006

ITEM NO. \_\_\_\_\_

CASE NUMBER/  
PROJECT NAME

**114-DR-2005**  
**Granite Reef Circle Lofts**

LOCATION

1401 N. Granite Reef Road

REQUEST

Request approval of a site plan and elevations for a new 3-building, 20-unit townhome development. The request also includes approval of landscape and lighting plans.

OWNER

Integrated Real Estate  
Services  
480-804-1076

ENGINEER

N / A

ARCHITECT/  
DESIGNER

De Lorme & Associates  
480-609-0699

APPLICANT/  
COORDINATOR

Andre Hicken  
De Lorme & Associates  
480-609-0699

BACKGROUND

## **Zoning.**

The site is zoned R-5 (Multiple-Family Residential District). The district is intended to provide for development of multi-family residential and allows for residential development at higher densities than those of single-family districts. The maximum density in this zone is 23 dwelling units/acre.

## **Context.**

The site is located roughly 700 feet south of McDowell Road along the eastern side of Granite Reef Road.

## **Adjacent Uses:**

- **North:** Commercial, medical office, and residential zoned R-5, C-O and S-R.
- **East:** Parking directly adjacent to the site with a large, multi-family development further east, Zoned R-5.
- **South:** A large, multi-family development, Zoned R-5.
- **West:** Granite Reef Road Right-of-way and further west the General Dynamics facility, Zoned I-1.

APPLICANT'S  
PROPOSAL

## **Applicant's Request.**

The applicant is requesting approval of a site plan, elevations, landscape, and lighting plans for a new 20 unit multifamily development on a vacant parcel. The project is proposed to be oriented in a semi-circular fashion, with a roundabout

drive isle entering from Granite Reef Road, and then through a gate. The units themselves are “wedged” around the drive isle with individual attached garages, and then expand toward the outside, where the majority of the open space for the project would be located. The applicant is proposing to have a pool located toward the center of the project.

The architecture of the project is proposed to be somewhat modern in application, with CMU block and stucco as the primary elements, with brushed silver metal garage doors, and powder coated silver metal railings. The stucco is proposed to be one of four colors in the green/gold spectrum, including (Frazee colors) ardmore green, pinon green, and honey gold as the dominant colors on the front/rear of the facades. The garages are proposed to be painted the honey gold color. Wood sorrel color (Frazee also) will be used as accent in various places on the structure. The CMU block is proposed to be used as a vertical “column” accent when looking directly at the structure, and for contrast as a solid façade on one side of the structure, which will then be matched with a stucco façade on the other side of the structure.

The proposed landscape palate includes a range of 15 gallon Acacia and 36 inch box Palo Brea & Sissoo trees, along with some Date Palms located at the entrance. The remainder of the site is proposed to be planted with a variety of shrubs and groundcover.

**Development Information:**

- Existing Use: Residential
- Proposed Use: Vacant
- Parcel Size: 1.775 Acres
- Building Size: Building 1: 6, 984 Square Feet  
Building 2: 17, 460 Square Feet  
Building 3: 11, 101 Square Feet
- Building Height Allowed: 36 Feet
- Building Height Proposed: 36 Feet
- Parking Required: 40 Stalls
- Parking Provided: 45 Stalls
- Open Space Required: 19, 918 Square Feet
- Open Space Provided: 24, 367 Square Feet
- Number of Units: 20
- Density: 11.25 du/acre

**DISCUSSION**

The applicant’s proposal for a cylindrical shaped building is a unique design solution for an odd shaped parcel (Trapezoidal) by taking advantage of the parcel’s awkward lines. The project required a variance to be granted from the Board of Adjustment, in order to achieve this site plan, as the proposed circular structure would be in violation of the front yard setback requirement, which allows structures to be set either on the property line, or a minimum of 10 feet off a property line. Since the wedge units fan out away from where the structure touches the property line, this created a setback violation. The applicant made application to the Board of Adjustment (1-BA-2006) and was approved, on a 4-3

vote. As such, the project, as it is currently proposed, meets the provisions of the zoning ordinance.

The architecture is appropriate for the area and is consistent with the types of redevelopment projects being built in this portion of the City, along McDowell Road. The proposed forms are relatively simple, with skin treatments of stucco and CMU block, but the rounded edges will make the project visually attractive to the street (Granite Reef Road).

The site plan allows for vehicles to park in individual, attached garages, and has enough space adjacent to each “wedge” unit to allow additional guest parking in the drive isle space adjacent to the garage and not be in conflict with the adjacent 6 foot wide pedestrian sidewalk. The site has 2 pedestrian access points to the project, at the northern and southern edges along Granite Reef Road.

OTHER BOARDS AND  
COMMISSIONS

None. The Development Review Board’s decision would be final in this matter.

STAFF  
RECOMMENDATION

Staff recommends approval, subject to the attached stipulations.

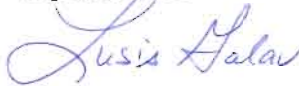
**STAFF CONTACT(S)**

Mac Cummins, AICP  
Principal Planner  
Phone: 480-312-7059  
E-mail: [mcummins@ScottsdaleAZ.gov](mailto:mcummins@ScottsdaleAZ.gov)

**APPROVED BY**



Mac Cummins, AICP  
Report Author



Lusia Galav, AICP  
Director, Current Planning  
Phone: 480-312-2506  
E-mail: [lgalav@scottsdaleAZ.gov](mailto:lgalav@scottsdaleAZ.gov)

**ATTACHMENTS**

1. Applicant's Narrative
2. Context Aerial
- 2A. Aerial Close-Up
3. Zoning Map
4. Site Plan
5. Landscape Plan
6. Elevations
- A. Fire Ordinance Requirements
- B. Stipulations/Zoning Ordinance Requirements

Granite Reef Circle Lofts—*A Townhome Community*

Project Request

**Description of Request:**

Granite Reef Circle Lofts is a 20-unit townhouse development oriented around a central amenity area with pool, spa, BBQ and Ramada. Two of the three buildings—a 4-plex and a 10-plex—are made up of townhouses in a slight wedge shape, giving the impression of a circle, although there are no curved walls. The third building is a 6-plex made up of square or rectangular shaped townhouses.

All units are 3 stories with a double attached garage on the main level. Main living areas are on the second level and include generous covered decks overlooking the central amenity area. Primary sleeping areas are on the third level.

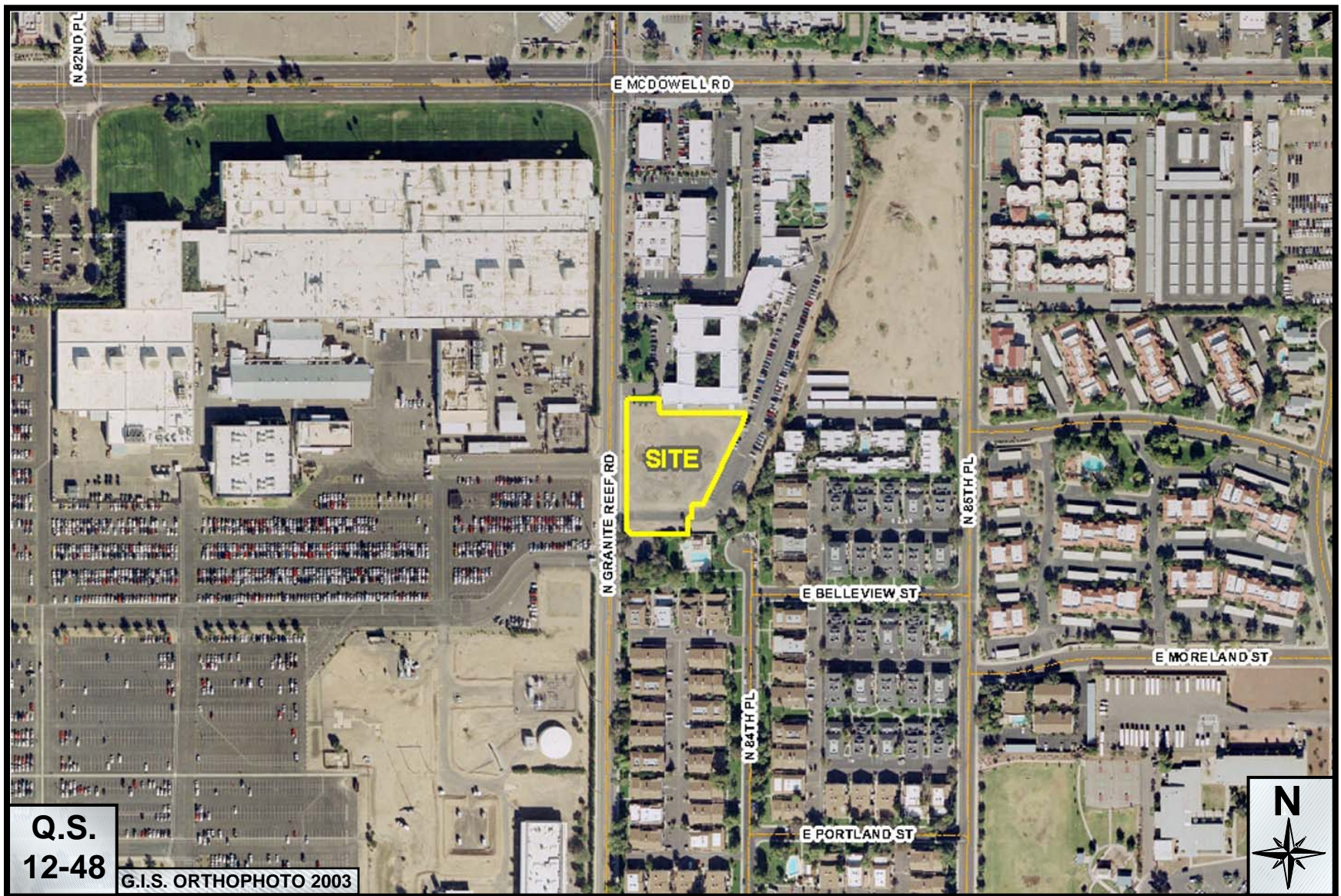
The wedge units feature full driveways with partial carports. The whole second level is a large great room. The third level can be configured with two bedrooms and two baths, or three bedrooms and two baths. Total livable square footage is approximately 1669 sq ft.

The square units feature a main level bonus room with rear private terrace. This level can be configured with a bedroom and full bath. The second level has a bedroom, full bath, and a great room with double height living area. This floor can be configured without the bedroom, making an even larger great room. The third level features a large master suite with sitting/study area, and an overlook to the double height living area below. Total livable square footage is approximately 1850 sq ft.

Sand finish stucco and exposed concrete masonry block are the primary exterior materials.

The private inner drive is gated, while leaving generous landscaped open space adjacent to Granite Reef Road ungated.





## Granite Reef Circle Lofts

**114-DR-2005**

ATTACHMENT #2





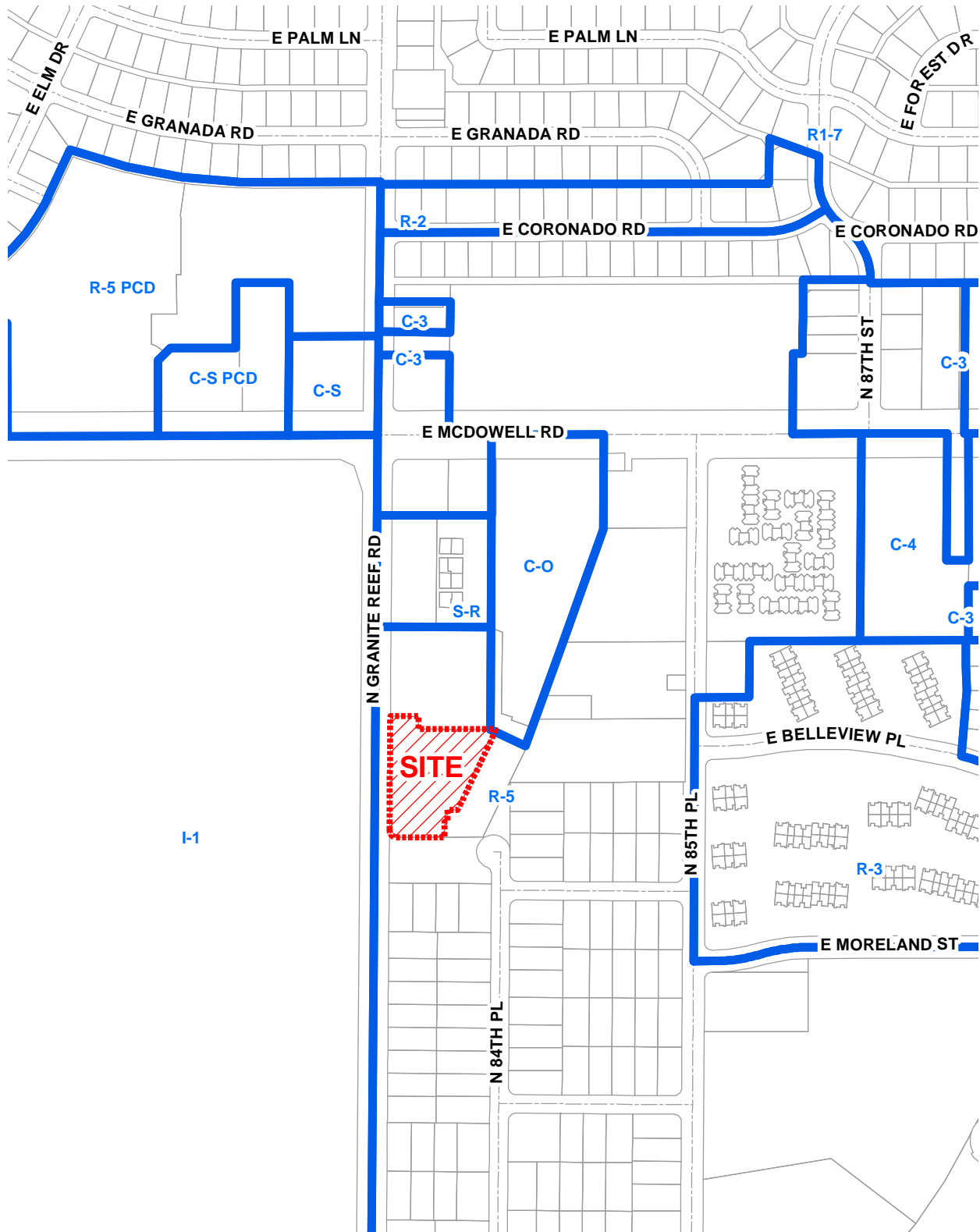
Q.S.  
12-48

G.I.S. ORTHOPHOTO 2003

Granite Reef Circle Lofts

114-DR-2005

ATTACHMENT #2A



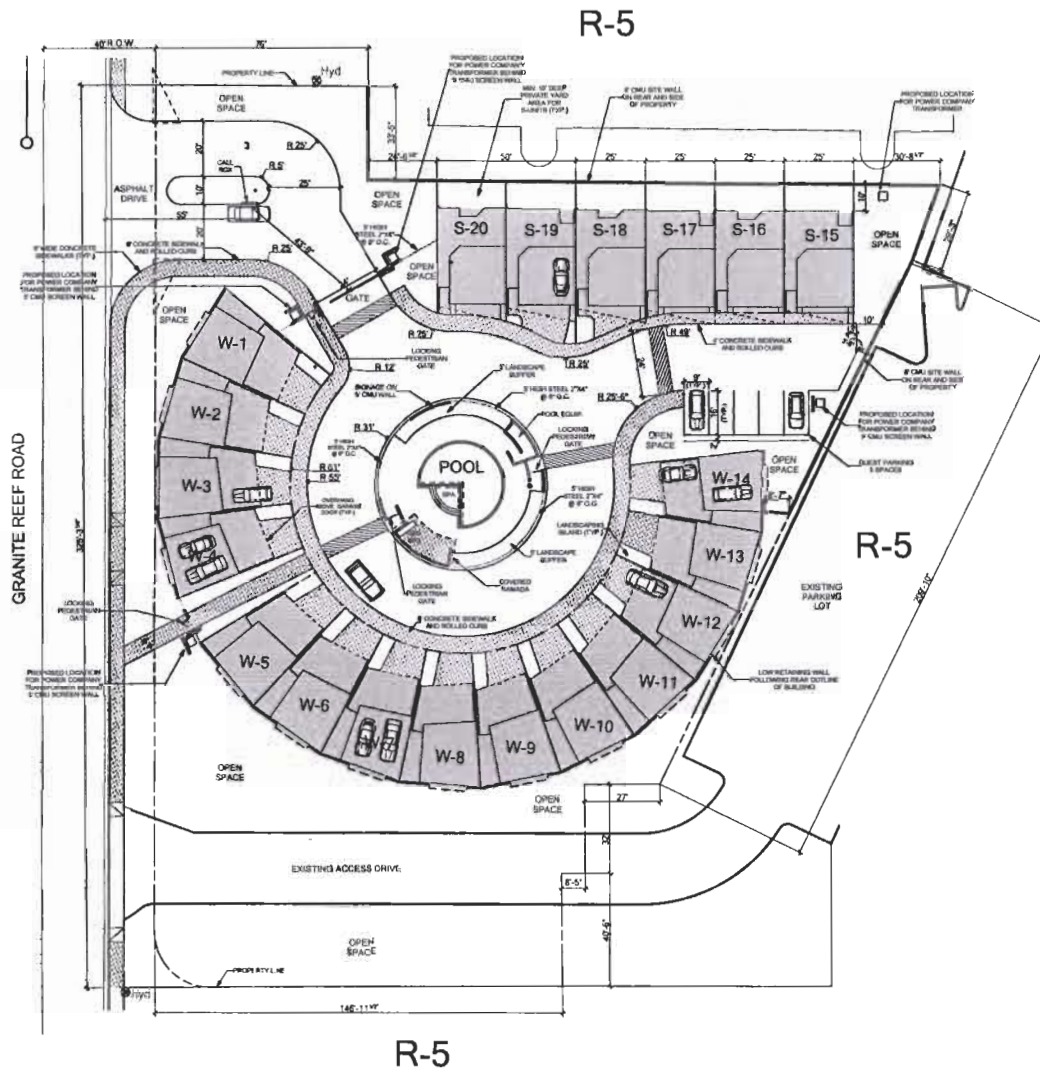
114-DR-2005

ATTACHMENT #3

I



I-1



GRANITE REEF CIRCLE LOFTS  
ARCHITECTURAL SITE PLAN

SCALE: 1" = 20'-0"

NOTES:  
ZONING CASE NUMBER: 216-PA-2005  
SITE ADDRESS: 1401 N. GRANITE REEF ROAD  
SCOTTSDALE, AZ 85257  
PARCEL NUMBER: 131-06-024-L  
GROSS SITE ACREAGE: 1.775 ACRE  
NET SITE ACREAGE: 1.48 ACRE  
REQUIRED OPEN SPACE: 31% (19,917.81 sq ft) OF NET SITE ACREAGE  
PROVIDED OPEN SPACE: 37.9% (24,367.71 sq ft, SEE OPEN SPACE WORKSHEET)  
GROSS FLOOR AREA BUILDING 1: 6984.08 sq ft  
GROSS FLOOR AREA BUILDING 2: 17,460.2 sq ft  
GROSS FLOOR AREA BUILDING 3: 11,101.2 sq ft  
NUMBER OF UNITS: 20 TOWNHOMES  
DENSITY ALLOWED: 23 UNITS/ACRE  
DENSITY PROPOSED: 11.26 UNITS/ACRE  
REQUIRED PARKING: 2 SPACES PER UNIT=40 SPACES  
PARKING PROVIDED: 2 SPACES PER UNIT + 5 ONSITE GUEST SPACES=45 SPACES  
ALL WEDGE UNITS (14) HAVE INDIVIDUAL 24'-9" DEEP DRIVEWAYS FOR GUEST PARKING PER UNIT  
INDIVIDUAL REFUSE PICK-UP PROPOSED PER TOWNHOME

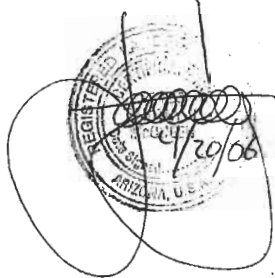
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REV: 3/20/2006



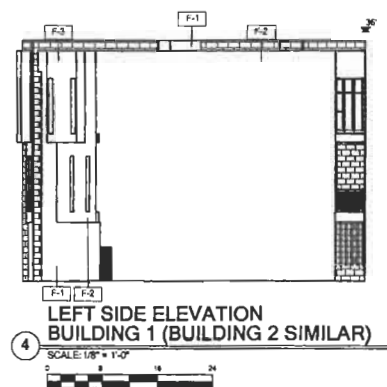
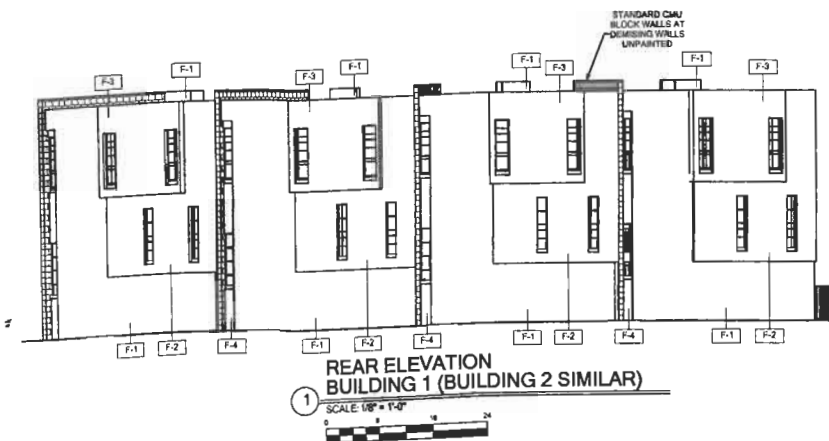
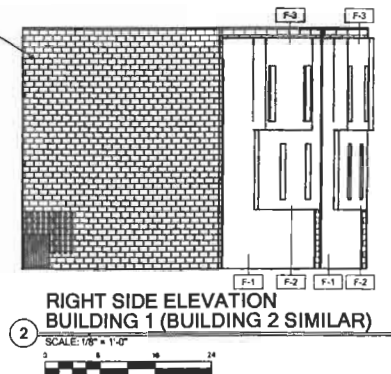
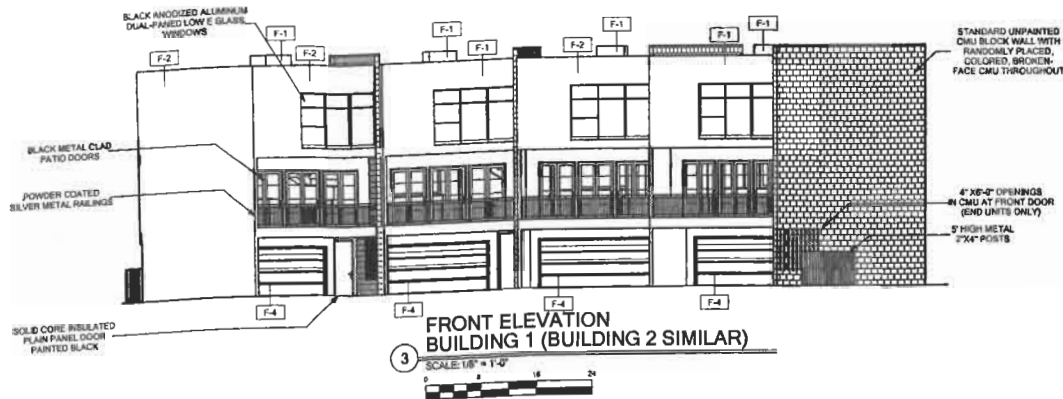
**GRANITE REEF CIRCLE LOFTS  
TOWNHOUSE COMMUNITY**  
1401 N. GRANITE REEF ROAD  
SCOTTSDALE, AZ

DESIGNED BY	DATE
CHECKED BY	DATE
SCALE	AS SHOWN
TOWN REVIEWED	DATE
ARCHITECTURAL SITE PLAN	
A1.3	

## R-5



L1



## GENERAL NOTES

- ALL EXTERIOR WALLS TO BE FULLY SHEATHED WITH 3/4" APA RATED SHEATHING @ 8" O.C. IN THE FIELD.
- PROVIDE TWO LAYERS OF GRADE 10 BUILDING PAPER OVER ALL WOOD BASED WALL SHEATHING OR ONE LAYER OF TYPE 150B ASPHALT-SATURATED ORGANIC FELT.
- W.A.G. ONE-COAT STUCCO COMPLIANCE PROGRAM: ALL ONE COAT STUCCO SYSTEMS SHALL BE APPLIED BY MANUFACTURER-APPROVED INSTALLERS, AN APPROVED WEATHER-RESISTIVE BARRIER SHALL BE INSTALLED OVER ALL FRAMING AND WOOD BASED SHEATHING. ICBO #388.
- AC & MECHANICAL EQUIPMENT SHALL BE SCREENED AT MINIMUM 12" ABOVE THE HEIGHT OF THE EQUIPMENT. PARAPET SHALL BE A MINIMUM OF 12" ABOVE ADJACENT FOAM ROOF SURFACE.
- ALL WINDOWS SHALL BE RECESSED A MINIMUM OF 3" FROM EXTERIOR FACE OF WALL.
- ALL STUCCO TO BE ONE-COAT STUCCO ICBO #388.
- ALL CORROSION RESISTANT WEEP SCREENS 3.0" MINIMUM VERTICAL ATTACHMENT (TYP.) MINIMUM ABOVE NATURAL GRADE OR 2" ABOVE FINISH GRADE.
- SEE SITE PLAN FOR SCREEN WALL LOCATIONS.

## KEYNOTES

- CLAY TILE ROOFING, ICBO# 3093.
- COLUMNS: SEE DETAIL SA12.
- STONE FACADE.
- WESTERN 1-KOTE STUCCO SYSTEM #388.
- 8" x 8" THROUGH WALL CURPERS: SEE DETAIL SA4.1.
- CONTROL JOINT: SEE DETAIL SA4.1.

## FINISH PALETTE

## EXTERIOR FINISH SYSTEM

<b>F-1</b>	
FINISH SYSTEM:	EXTERIOR STUCCO SYSTEM ARGONORE GREEN #1850
COLOR:	
<b>F-2</b>	
FINISH SYSTEM:	EXTERIOR STUCCO SYSTEM PINKIN GREEN #1709
COLOR:	
<b>F-3</b>	
FINISH SYSTEM:	EXTERIOR STUCCO SYSTEM WOOD SORREL #195H
COLOR:	
<b>F-4</b>	
FINISH SYSTEM:	EXTERIOR STUCCO SYSTEM HONEY GOLD #774D
COLOR:	



**GRANITE REEF CIRCLE LOFTS  
TOWNHOUSE COMMUNITY**  
1401 N. GRANITE REEF ROAD  
SCOTTSDALE, AZ

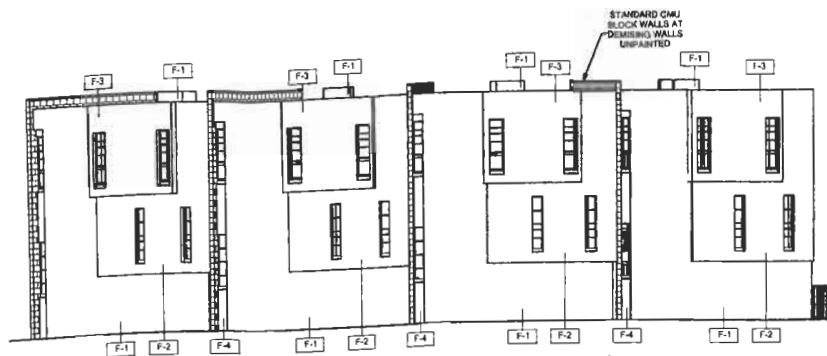
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JML  
ELEVATIONS BLDG. 1

A3.1

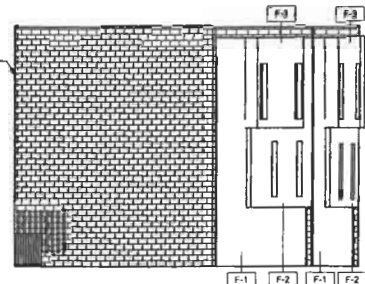
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1  
REAR ELEVATION  
BUILDING 2 (4 OF 10 UNITS SHOWN)  
SCALE 1/8" = 1'-0"

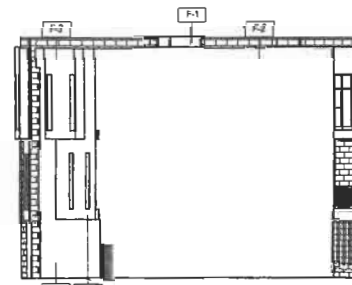
STANDARD UNPAINTED  
CMU BLOCK WALL WITH  
RANDOMLY PLACED,  
COLORED, BROWN-  
FACE CMU THROUGHOUT



2  
RIGHT SIDE ELEVATION  
BUILDING 2  
SCALE 1/8" = 1'-0"



3  
FRONT ELEVATION  
BUILDING 2 (4 OF 10 UNITS SHOWN)  
SCALE 1/8" = 1'-0"



4  
LEFT SIDE ELEVATION  
BUILDING 2  
SCALE 1/8" = 1'-0"

#### GENERAL NOTES

- ALL EXTERIOR WALLS TO BE FULLY SHEATHED WITH 3/8" APA RATED SHEATHING @ 8" O.C. IN THE FIELD.
- PROVIDE TWO LAYERS OF GRADE 12 BUILDING PAPER OVER ALL WOOD BASED WALL SHEATHING OR ONE LAYER OF TYPE I SUB ASPHALT-SATURATED ORGANIC FIBER.
- MAKING ONE-COAT STUCCO COMPLIANCE PROGRAM: ALL ONE COAT STUCCO SYSTEMS SHALL BE APPLIED BY MANUFACTURER - APPROVED INSTALLERS, AN APPROVED WEATHER-RESISTIVE BARRIER SHALL BE INSTALLED OVER ALL FRAMING AND WOOD BASED SHEATHING. ACIO #2889.
- ALL MECHANICAL EQUIPMENT SHALL BE SCREENED AT MINIMUM 12" ABOVE THE HEIGHT OF THE EQUIPMENT.
- PARAPET SHALL BE A MINIMUM OF 12" ABOVE ADJACENT FOAM ROOF SURFACE.
- ALL WINDOWS SHALL BE RECESSED A MINIMUM OF 3" FROM EXTERIOR FACE OF WALL.
- ALL STUCCO TO BE ONE-COAT STUCCO (ACIO #2889).
- ALL CORROSION RESISTANT WEIR SCREENS 3/2" MINIMUM VERTICAL ATTACHMENT (TYP.) MINIMUM ABOVE NATURAL GRADE OR 2" ABOVE FINISH GRADE.
- SEE SITE PLAN FOR SCREEN WALL LOCATIONS.

#### KEYNOTES

- CLAY TILE ROOFING (ACIO #2099).
- COLUMN: SEE DETAIL GA12.
- STONE FACADE.
- WESTERN LAGOTE STUCCO SYSTEM #3889.
- 8" X 8" THROUGH WALL SCUPPER: SEE DETAIL SHAP.1.
- CONTROL JOINT: SEE DETAIL SHAP.1.

#### FINISH PALETTE

##### EXTERIOR FINISH SYSTEM

F-1	FINISH SYSTEM: EXTERIOR STUCCO SYSTEM ANCHORE GREEN #1852
F-2	FINISH SYSTEM: EXTERIOR STUCCO SYSTEM PINON GREEN #1789
F-3	FINISH SYSTEM: EXTERIOR STUCCO SYSTEM WOOD BORNE #1861
F-4	FINISH SYSTEM: EXTERIOR STUCCO SYSTEM MONEY GOLD #1740



**GRANITE REEF CIRCLE LOFTS**  
**TOWNHOUSE COMMUNITY**  
1401 N. GRANITE REEF ROAD  
SCOTTSDALE, AZ

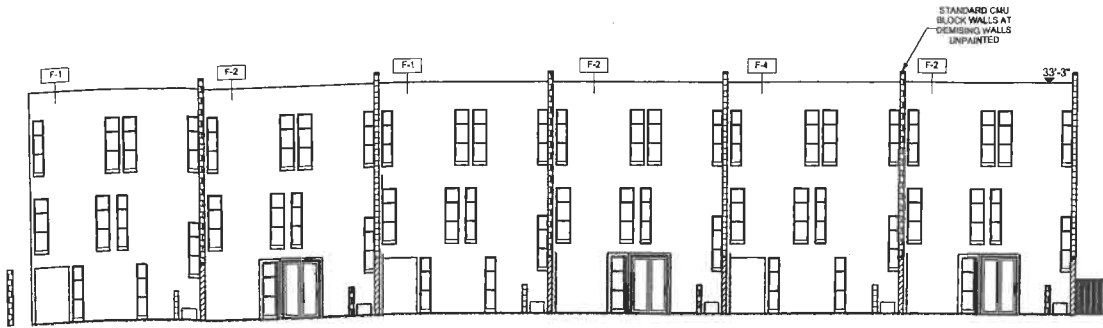


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2006  
ELEVATIONS BLDG. 2  
A3.2

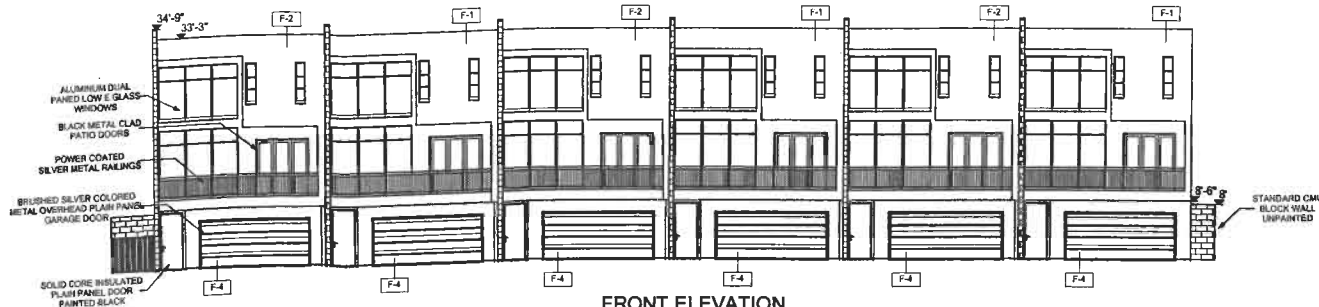
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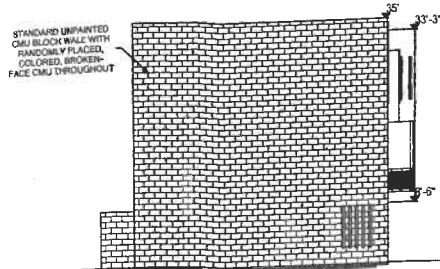
REAR ELEVATION  
SQUARE UNIT 6-BLOCK (BUILDING 3)

1 SCALE: 1/8" = 1'-0"



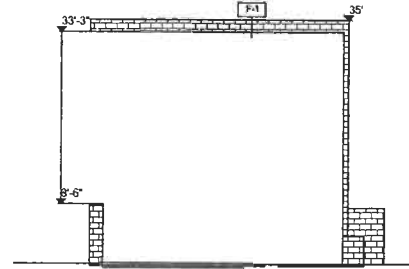
FRONT ELEVATION  
BUILDING 3

3 SCALE: 1/8" = 1'-0"



CMU SIDE ELEVATION  
SQUARE UNIT

2 SCALE: 1/8" = 1'-0"



STUCCO SIDE ELEVATION  
SQUARE UNIT

4 SCALE: 1/8" = 1'-0"



#### GENERAL NOTES

- ALL EXTERIOR WALLS TO BE FULLY SHEATHED WITH 3/8" APA RATED SHEATHING @ 8" O.C. IN THE FIELD.
- PROVIDE TWO LAYERS OF GRADE 70 BUILDING PAPER OVER ALL WOOD BASED WALL SHEATHING ON ONE LAYER OF TYPE 15LB ASPHALT-SATURATED ORGANIC FELT.
- MAJOR ONE-COAT STUCCO COMPLIANCE PROGRAM: ALL ONE-COAT STUCCO SYSTEMS SHALL BE APPLIED BY MANUFACTURER-APPROVED INSTALLERS. AN APPROVED WEATHER-RESISTIVE BARRIER SHALL BE INSTALLED OVER ALL FRAMING AND WOOD BASED SHEATHING. ICBO #2888.
- AC & MECHANICAL EQUIPMENT SHALL BE SCREENED AT MINIMUM 12" ABOVE THE HEIGHT OF THE EQUIPMENT.
- PARAPET SHALL BE A MINIMUM OF 12" ABOVE ADJACENT FOAM ROOF SURFACE.
- ALL WINDOWS SHALL BE RECESSED A MINIMUM OF 3" FROM EXTERIOR FACE OF WALL.
- ALL STUCCO TO BE ONE-COAT STUCCO ICBO #2888.
- ALL CORROSION RESISTANT WEEP SCREWS 3.5" MINIMUM VERTICAL ATTACHMENT (TYP) MINIMUM ABOVE NATURAL GRADE OR 2" ABOVE FINISH GRADE.
- SEE SITE PLAN FOR SCREEN WALL LOCATIONS.

#### KEYNOTES

- CLAY TILE ROOFING, KIRCH 2003.
- COLUMN, SEE DETAIL S&A.2.
- STONE FACADE.
- WESTERN 1-NOTE STUCCO SYSTEM #2888.
- 6" X 8" THROUGH WALL SCUPPER, SEE DETAIL S&A.1.
- CONTROL JOINT, SEE DETAIL S&A.1.

#### FINISH PALETTE

##### EXTERIOR FINISH SYSTEM

F-1	EXTERIOR STUCCO SYSTEM AFRICAN GREEN #1850
F-2	EXTERIOR STUCCO SYSTEM PRISM GREEN #175N
F-3	EXTERIOR STUCCO SYSTEM WOOD SORREL #189N
F-4	EXTERIOR STUCCO SYSTEM HONEY GOLD #714G



**GRANITE REEF CIRCLE LOFTS**  
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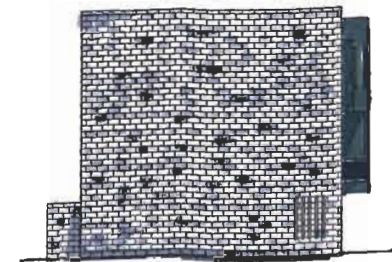
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TITLE  
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A3.3

114-DR-2005  
REV: 3/20/2006



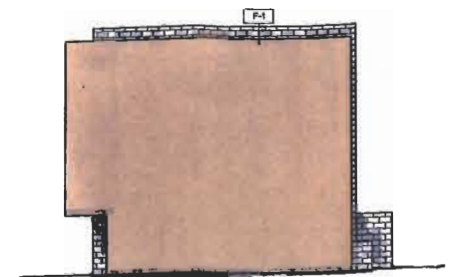
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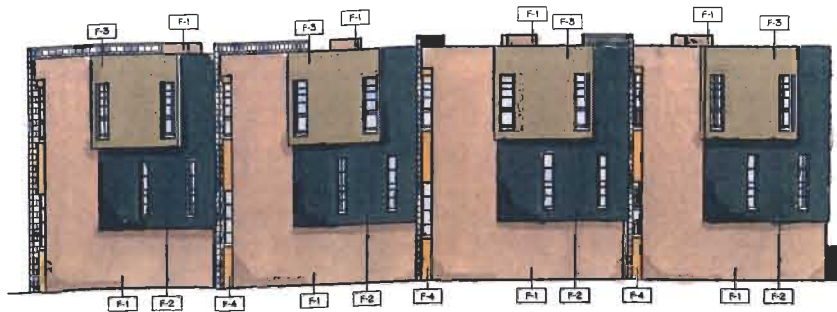
2 CMU SIDE ELEVATION  
SQUARE UNIT  
SCALE: VBP = 1'-0"  
0 8 16 24



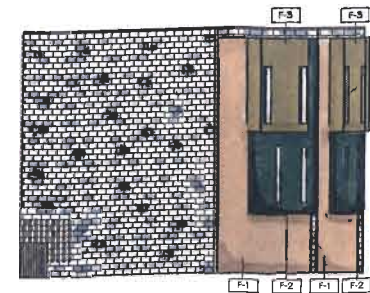
3 FRONT ELEVATION  
BUILDING 3  
SCALE: VBP = 1'-0"  
0 8 16 24



4 STUCCO SIDE ELEVATION  
SQUARE UNIT  
SCALE: VBP = 1'-0"  
0 8 16 24



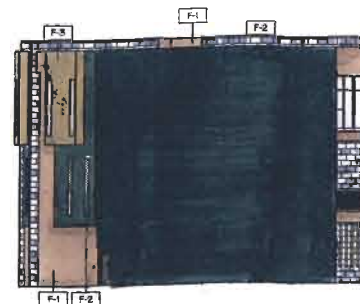
1 REAR ELEVATION  
BUILDING 2 (4 OF 10 UNITS SHOWN)  
SCALE: 1/8" = 1'-0"  
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2 RIGHT SIDE ELEVATION  
BUILDING 1 (BUILDING 2 SIMILAR)  
SCALE: 1/8" = 1'-0"  
0 6 12 24

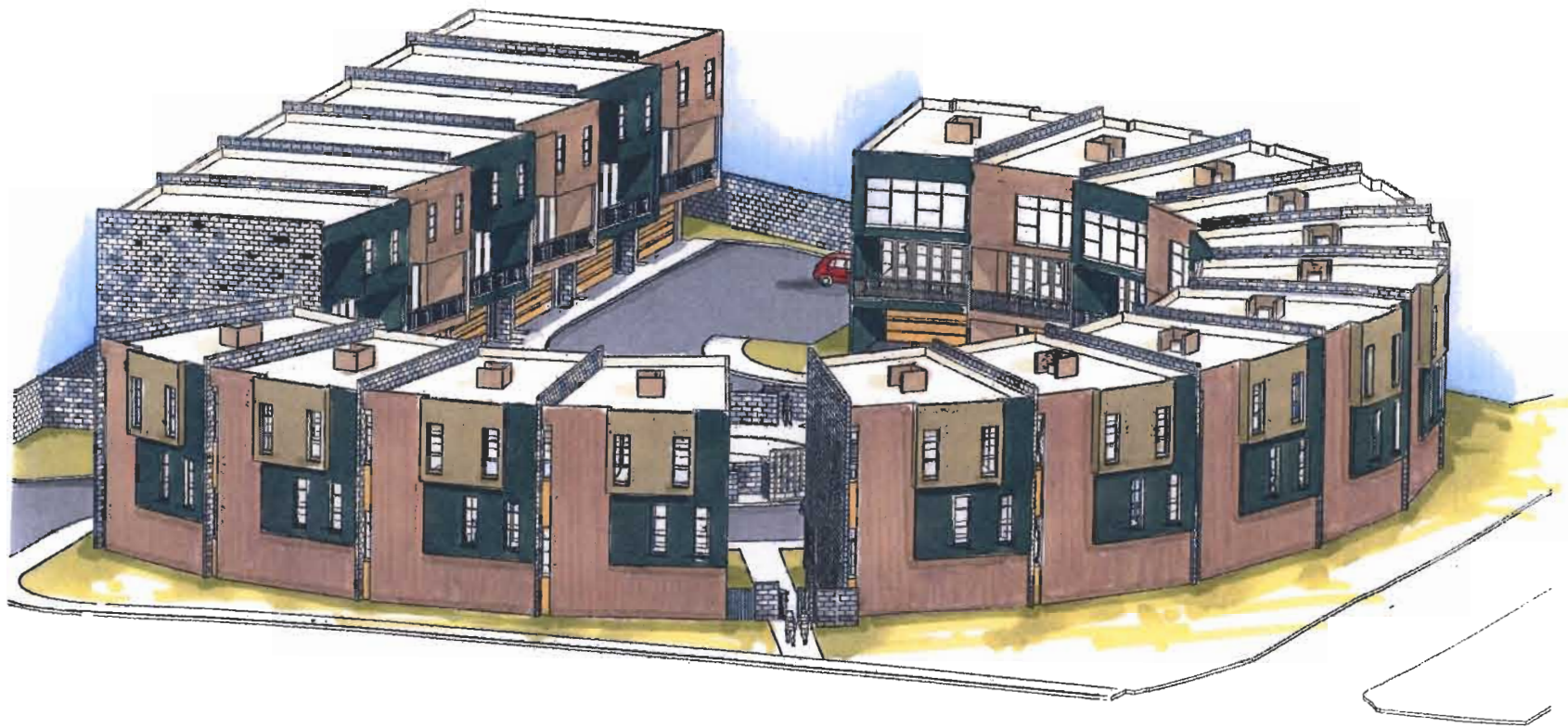


3 FRONT ELEVATION  
BUILDING 2 (4 OF 10 UNITS SHOWN)  
SCALE: 1/8" = 1'-0"  
0 6 12 24



4 LEFT SIDE ELEVATION  
BUILDING 1 (BUILDING 2 SIMILAR)  
SCALE: 1/8" = 1'-0"  
0 6 12 24







**Granite Reef Circle Lofts**  
**1401 N. Granite Reef**  
**Scottsdale, AZ**

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## FIRE ORDINANCE REQUIREMENTS

(INCORPORATE INTO BUILDING PLANS AS GENERAL NOTE BLOCK - USE ONLY THE DESIGNATED STIPULATIONS)

- |   |  |
|---|--|
| <p><input checked="" type="checkbox"/> 1. PREMISES IDENTIFICATION TO BE LEGIBLE FROM STREET OR DRIVE &amp; MUST BE ON ALL PLANS.</p> <p><input checked="" type="checkbox"/> 2. FIRE LANES &amp; EMERGENCY ACCESS SHALL BE PROVIDED &amp; MARKED IN COMPLIANCE WITH CITY ORDINANCE &amp; IFC AT THE FOLLOWING LOCATIONS.</p> <p style="margin-left: 20px;"><u>AS SHOWN</u></p> <p>_____</p> <p>_____</p> <p><input checked="" type="checkbox"/> 3. IT IS THE DEVELOPERS RESPONSIBILITY TO DETERMINE ULTIMATE COMPLIANCE WITH THE FAIR HOUSING ADMENDMENTS ACT &amp; AMERICANS WITH DISABILITIES ACT &amp; INCORPORATE SAME INTO THEIR BUILDING PLANS.</p> <p><input type="checkbox"/> 4. SUBMIT PLANS &amp; SPECS FOR SUPERVISED AUTOMATIC EXTINGUISHING SYSTEM FOR ALL COOKING APPLIANCES, HOOD PLENUMS &amp; EXHAUST DUCTS.</p> <p><input checked="" type="checkbox"/> 5. PROVIDE A KNOX ACCESS SYSTEM:</p> <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> A. KNOX BOX</li> <li><input type="checkbox"/> B. PADLOCK</li> <li><input checked="" type="checkbox"/> C. KNOX OVERRIDE &amp; PRE-EMPTION STROBE SWITCH FOR AUTOMATIC GATES.</li> </ul> <p><input type="checkbox"/> 6. INSTALL AN AS BUILT DRAWING CABINET ADJACENT TO THE FIRE SPRINKLER RISER. IT SHALL BE OF ADEQUATE SIZE TO ACCOMMODATE BOTH THE FIRE SPRINKLER &amp; FIRE ALARM DRAWINGS. THE CABINET SHALL BE PROVIDED WITH A LOCK &amp; KEYED TO MATCH THE FIRE ALARM CONTROL PANEL &amp; SUPERVISED BY THE FACP IF APPLICABLE.</p> <p><input type="checkbox"/> 7. SUBMIT PLANS FOR A CLASS _____ FIRE ALARM SYSTEM PER SCOTTSDALE REVISED CODES.</p> <p><input type="checkbox"/> 8. PROVIDE INTERIOR TENANT NOTIFICATION WHEN OFF-SITE MONITORING IS REQUIRED.<br/> <small>(SEE FIRE ALARM INTERPRETATIONS FOR CLARIFICATION)</small></p> <p><input type="checkbox"/> 9. ADD 2-1/2" WET FIRE HOSE VALVES (NSHT) IF FLOOR AREA EXCEEDS 10,000 SQ. FT. PER FLOOR LEVEL AND/OR IF FIRE DEPT. ACCESS IS LIMITED TO LESS THAN 360°. _____</p> <p>_____</p> <p><input type="checkbox"/> 10. BUILDINGS MAY BE SUBJECT TO INSTALLATION AND TESTING REQUIREMENTS FOR A PUBLIC SAFETY RADIO AMPLIFICATION SYSTEM.</p> | <p><input checked="" type="checkbox"/> 11. BACKFLOW PREVENTION WILL BE REQUIRED ON VERTICAL RISER FOR CLASS 1 &amp; 2 FIRE SPRINKLER SYSTEMS PER SCOTTSDALE REVISED CODE.</p> <p><input checked="" type="checkbox"/> 12. PROVIDE ALL WEATHER ACCESS ROAD (MIN. 16') TO ALL BUILDINGS &amp; HYDRANTS FROM PUBLIC WAY DURING CONSTRUCTION.</p> <p><input checked="" type="checkbox"/> 13. SEE APPROVED CIVILS FOR THE NUMBER OF FIRE HYDRANTS REQUIRED. DEVELOPER SHALL HAVE THE REQUIRED HYDRANTS INSTALLED &amp; OPERABLE PRIOR TO THE FOOTING INSPECTION. HYDRANTS SHALL BE SPACED AT A MAXIMUM OF 700 AT 1000 GPM. THE DEVELOPER SHALL MAKE THE C.O.S. APPROVED CIVIL WATER PLANS AVAILABLE TO THE FIRE SPRINKLER CONTRACTOR.</p> <p><input type="checkbox"/> 14. PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED. SEE SHEET(S) _____</p> <p><input type="checkbox"/> 15. EXIT &amp; EMERGENCY LIGHTING SHALL COMPLY WITH THE C.O.S. ORDINANCE &amp; THE IFC. SEE SHEETS _____</p> <p><input type="checkbox"/> 16. SUBMIT MSDS SHEETS &amp; AGGREGATE QUANTITY FOR ALL HAZARDOUS MATERIALS INCLUDING FLAMMABLES, PESTICIDES, HERBICIDES, CORROSIVES, OXIDIZERS, ETC.<br/> A PERMIT IS REQUIRED FOR ANY AMOUNT OF HAZARDOUS MATERIALS STORED, DISPENSED, USED OR HANDLED. COMPLETE AN HMMP &amp; SUBMIT WITH THE BUILDING PLANS.</p> <p><input type="checkbox"/> 17. FIRELINE, SPRINKLER &amp; STANDPIPE SYSTEM SHALL BE FLUSHED &amp; PRESSURE TESTED PER NFPA STANDARDS &amp; SCOTTSDALE REVISED CODES.</p> <p><input type="checkbox"/> 18. FDC SIAMESE CONNECTIONS FOR SPRINKLERS AND/OR STANDPIPES WILL BE LOCATED PER ORDINANCE AND/OR AT AN APPROVED LOCATION. MINIMUM SIZE 2-1/2 x 2-1/2 x _____ (NSHT)</p> <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> 4' TO 8' BACK OF CURB; INDEP. WET LINE.</li> <li><input checked="" type="checkbox"/> WALL MOUNTED - 15' CLEAR OF OPENINGS.</li> </ul> <p><input checked="" type="checkbox"/> 19. ADEQUATE CLEARANCE SHALL BE PROVIDED AROUND FIRE RISER. DIMENSIONS FROM FACE OF PIPE SHALL MEASURE A MINIMUM OF 12" OFF THE BACK OF WALL, 18" ON EACH SIDE &amp; 36" CLEAR IN FRONT WITH A FULL HEIGHT DOOR. THE FIRE LINE SHALL EXTEND A MAXIMUM OF 3' INTO THE BUILDING FROM INSIDE FACE OF WALL TO CENTER OF PIPE.</p> |
|---|--|

20. ☒ SPRINKLER SYSTEM SHALL BE INSTALLED TO COMPLY WITH MINIMUM NFPA CRITERIA 2002 EDITION & SCOTTSDALE REVISED CODES. SYSTEMS WITH 100 HEADS OR MORE SHALL HAVE OFF-SITE MONITORING. AFTER BUILDING PLAN REVIEW, INSTALLING CONTRACTOR SHALL SUBMIT (3) THREE COMPLETE SETS OF DRAWINGS & HYDRAULIC CALCULATIONS REVIEWED BY A MINIMUM NICET III DESIGN TECHNICIAN.
- ☒ A. MODIFIED NFPA 13-D SYSTEM WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS (2002 EDITION)
- ☒ B. MODIFIED NFPA 13R SYSTEM (2002 EDITION) WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS IN DWELLING UNITS & ATTIC AREAS FED FROM SEPARATE FIRELINE PER C.O.S. ORDINANCE & INTERPRETATIONS & APPLICATIONS. CALCULATE UP TO FOUR REMOTE HEADS & 900 SQ FT MIN. IN ATTIC.
- ☐ C. NFPA 13 2002 EDITION COMMERCIAL SYSTEM / DESIGN CRITERIA: SEISMIC DESIGN CATEGORY SHALL BE DETERMINED BY STRUCTURAL ENGINEER.
- ☐ D. THE FIRE SPRINKLER SYSTEM DESIGN FOR WAREHOUSE / STORAGE OCCUPANCIES SHALL BE BASED ON THE FULL HEIGHT CAPACITY OF THE BUILDING PER SCOTTSDALE REVISED CODE. DENSITY CRITERIA:
- ☐ E. SPRINKLER DESIGN CRITERIA FOR UNSPECIFIED WAREHOUSE COMMODITIES: .45 OVER 3000 SQ. FT.
- ☐ F. THE PROJECT SPECIFICATIONS SHALL BE SUBMITTED WITH CONTRACT DRAWINGS.

Submit three (3) complete sets of drawings submitted by installing contractor, after building plan review is complete. Please refer questions to Fire Dept. Plan Review, 312-7070, 312-7684, 312-7127, 312-2372.

# **Stipulations for Case: Granite Reef Circle Lofts 114-DR-2005**

Unless otherwise stated, the applicant agrees to complete all requirements prior to final plan approval, to the satisfaction of Project Coordinator and the Final Plans staff.

## **PLANNING**

### **APPLICABLE DOCUMENTS AND PLANS:**

#### **DRB Stipulations**

1. Except as required by the City Code of Ordinances, Zoning Regulations, Subdivision Regulations, and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
  - a. Architectural elements, including dimensions, materials, form, color, and texture, shall be constructed to be consistent with the building elevations submitted by DeLorme & Associates with a staff receipt date of 3/20/06.
  - b. The location and configuration of all site improvements shall be constructed to be consistent with the site plan submitted by DeLorme & Associates with a staff receipt date of 3/20/06.
  - c. Landscaping, including quantity, size, and location of materials shall be installed to be consistent with the conceptual landscape plan submitted by T.J. McQueen & Associates with a staff receipt date of 3/20/06.

### **ARCHITECTURAL DESIGN:**

#### **DRB Stipulations**

2. The face of the service entrance section(s) shall be flush with the building façade and painted to match the building.
3. All exterior mechanical, utility, and communications equipment shall be screened by parapet or wall that matches the architectural color and finish of the building. Wall or parapet height for roof-mounted units shall meet or exceed the height of the tallest unit. Wall height for ground-mounted units shall be a minimum of 1 foot higher than the tallest unit.
4. All exterior conduit and raceways shall be painted to match the building.
5. No exterior roof ladders shall be allowed where they are visible to the public or from an off-site location.
6. Roof drainage systems shall be interior, except that overflow scuppers are permitted. If overflow scuppers are provided, they shall be integrated with the architectural design.
7. Wall enclosures for refuse bins or trash compactors shall be constructed of materials that are compatible with the building(s) on the site in terms of color and texture.
8. Dooley wall fencing shall not be allowed.
9. All walls shall match the architectural color, materials and finish of the building(s).
10. *All windows shall be recessed to a depth not less than 50% of the width of the exterior wall, measured from the outside edge of the wall finish.*

## **ATTACHMENT B**

**SITE DESIGN:****DRB Stipulations**

11. *The site plan shall be revised to show a minimum of two (2) accessible parking spaces, one of which must be van accessible. If applicant chooses to locate one or both of the spaces in the unit garages, the garages that are eligible to accommodate accessible parking shall be identified on the site plan, to the satisfaction of final plans staff.*
12. *The site plan shall be revised to show a minimum of three (3) top of curb elevations on Granite Reef Road.*

**Ordinance**

- A. *Retention basins located in required frontage open space shall not occupy more than fifty (50) percent of the required frontage open space area.*
- B. *Maximum building height shall not exceed thirty-six (36) feet, measured from average top of curb plus one (1) foot.*

**OPEN SPACE:****DRB Stipulations**

13. *The site plan worksheet shall be revised to reflect the correct ratio of private open space per unit, specifically for the "wedge" units, as required by the R-5 zoning ordinance, to the satisfaction of the Project Coordinator.*
14. *The site plan worksheet shall be revised to correctly identify the frontage open space area to the satisfaction of the Project Coordinator. Frontage open space shall not include landscape or patio areas along the rear of the property.*

**Ordinance**

- C. *Private outdoor living space shall be provided adjoining each dwelling unit equal to a minimum of ten (10) percent of the gross floor area of the unit.*

**LANDSCAPE DESIGN:****DRB Stipulations**

15. *Cut and fill slopes shall be rounded to blend with the existing contours of the adjacent natural grades.*
16. *Forty (40) percent of proposed trees on the site shall be mature, as defined in Article III of the Zoning Ordinance. Indicate both the compliant caliper and industry standard box size for that caliper in the plant palette.*
17. *All plant and tree species shall be selected solely from the Arizona Department of Water Resources (ADWR) Low Water Use / Drought Tolerant Plant List.*
18. *No trees shall be permitted within public utility easements, nor shall they be located closer than seven (7) feet to a water or sewer line.*
19. *The landscape plan shall be revised to show water-intensive / turf calculations, in accordance with Scottsdale Revised Code Section 49-246.*

**EXTERIOR LIGHTING DESIGN:****DRB Stipulations**

20. *All exterior luminaires shall meet all IESNA requirements for full cutoff, and shall be aimed downward and away from property line, except sign and landscape lighting.*
21. *The individual luminaire lamp shall not exceed 250 watts.*
22. *The maximum height from finished grade to the bottom of any exterior luminaire shall not exceed 20 feet.*



23. All exterior light poles, pole fixtures, and yokes, including bollards, shall be a flat black or dark bronze.
24. *The proposed wall-mounted floodlights shall be mounted in a fixed position and shall include house-side shields to prevent excess glare and light trespass on adjacent properties. Adjustable position fixtures are not permitted. Indicate the location of all proposed exterior fixtures on the photometric analysis, to the satisfaction of the Project Coordinator.*
25. Incorporate into the project's design, the following:

**Parking Lot and Site Lighting:**

- a. The maintained average horizontal illuminance level, at grade on the site, shall not exceed 2.0 foot-candles.
- b. The maintained maximum horizontal illuminance level, at grade on the site, shall not exceed 8.0 foot-candles. All exterior luminaires shall be included in this calculation.
- c. The initial vertical illuminance at 6.0 foot above grade, along the entire property line (or 1 foot outside of any block wall exceeding 5 foot in height) shall not exceed 0.8 foot-candles. All exterior luminaires shall be included in this calculation.

**Building Mounted Lighting:**

- d. All luminaires shall be recessed or shielded so the light source is not directly visible from property line.
- e. Wall mounted luminaires shall contain house side shields, and be mounted on a minimum 4-inch long bracket that is mounted perpendicular to the wall.

**Landscape Lighting**

- f. All landscape lighting directed upward shall utilize the extension visor shields to limit the view of the lamp source.
- g. Landscaping lighting shall only be utilized to accent plant material.
- h. All landscape lighting directed upward, shall be aimed away from property line.
- i. The landscape lighting lamp shall be an incandescent or halogen incandescent source, and shall not exceed 50 watts.

**VEHICULAR AND BICYCLE PARKING:**

**DRB Stipulations**

26. Bike rack design shall be in conformance with City of Scottsdale M.A.G. Details unless otherwise approved in writing by the City of Scottsdale's Transportation Department.

**Ordinance**

- D. *A minimum of four (4) percent of the required parking shall be handicap accessible, as per Article IX of the Zoning Ordinance.*

**ADDITIONAL PLANNING ITEMS:**

**DRB Stipulations**

27. Flagpoles, if provided, shall be one piece, conical, and tapered.
28. *Applicant shall submit a separate application to release a portion of the existing Drainage Easement along the east property line. Approval shall be secured for the release prior to the issuance of any construction permits.*

**RELEVANT CASES:**

**Ordinance**

- E. At the time of review, the applicable zoning case for the subject site is: 4-ZN-81.

- F. Board of Adjustment case #1-BA-06 granted a variance for required building setbacks, and was approved on 4/5/06. The variance allows the building setbacks to vary between zero and ten (10) feet, instead of requiring a minimum ten (10) foot setback where a yard is provided.*

## ENGINEERING

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all inclusive of project requirements. The developer shall submit engineering design reports and plans that demonstrate compliance with city ordinances, the Scottsdale Revised Code and the Design Standards and Policies Manual.

### **APPLICABLE DOCUMENTS AND PLANS:**

29. The location and configuration of all site improvements shall be constructed to be consistent with the site plan submitted by DeLorme & Associates with a staff receipt date of 3/20/06.
30. Context aerial photo print.
31. Project narrative dated 12-20-05.

### **CIVIL IMPROVEMENT PLAN REQUIREMENTS:**

#### **DRB Stipulations**

32. Water line needs to be looped across south end of the site from Granite Reef Road to 84<sup>th</sup> Place.

### **DRAINAGE AND FLOOD CONTROL:**

#### **DRB Stipulations**

33. A final drainage report shall be submitted that demonstrates consistency with the conceptual drainage report approved in concept by the Planning and Development Services Department.
  - a. Before the approval of improvement plans by city staff, the developer shall submit two (2) hard copies and one (1) compact disc copy of the complete final drainage report and plan.
34. Basin Configuration:
  - a. Basin side slopes shall not be steeper than 4:1, and basin depths shall not exceed 3 feet.
  - b. A maximum of 50% of the front open space may be used as a retention/detention basin unless approved by the Project Coordination Manager.
35. Stormwater Storage on Paved Surfaces. Up to 50% of required stormwater storage may be provided in parking areas when the following conditions are met:
  - a. Storage system shall be designed to store first 30% of required runoff volume off paved areas (to avoid ponding of nuisance water on pavement).
  - b. Parking lot storage areas shall be designed so as to minimize interference with pedestrian traffic. Depth of water shall not exceed six inches within the parking area.

#### **Ordinance**

The following applies unless the City's Stormwater Management Division approves a Stormwater Storage Waiver for this development prior to final plan submission for review:

- G. On-site stormwater storage is required for the full 100-year, 2-hour storm event. The design of the storage basin capacity shall account for any proposed landscaping improvements. The landscaping improvements within the basins shall not reduce the capacity of the basins under the required volume.
  - (1) Basin bleed-off rates shall be set so that the storage basins do not drain completely in less than 24 hours. Storage basins must drain completely within 36 hours.
  - (2) Infiltration of stormwater through the basin floor is not acceptable as the sole means of draining the basin. Stormwater storage basins should be designed to meter flow to the historic out-fall point. Where an historic out-fall point does not exist (or metering is not possible), other methods of discharge such as pumps, etc. may be considered.

- (3) Stormwater storage basins may not be constructed within utility easements or dedicated right-of-way (exceptions may be granted with written approval from appropriate utility company).
- (4) Off-site runoff must enter and exit the site as it did historically.
- (5) All development shall be designed to satisfactorily convey the 100-year peak discharge through the site without significant damage to structures.

H. Underground Stormwater Storage:

- (1) Underground stormwater storage is prohibited unless approval is obtained from the City's Floodplain Administrator.
- (2) Drywells are not permitted.

**ROADWAY, INTERSECTION, AND ACCESS DESIGN:**

**Streets and other related improvements:**

STREET NAME	STREET TYPE	R.O.W. DEDICATION	ROADWAY IMPROVEMENT	CURB TYPE	BIKE PATH, SIDEWALK, TRAILS
Granite Reef	Local Collector	Existing	Existing	Existing	Existing

**DRB Stipulations**

- 36. The developer shall design and construct the gated entrance in conformance to Figure 8.1-1 of the City's Design Standards and Policies Manual.
- 37. The internal streets shall be private. The private street tracts shall be dedicated to provide emergency and service vehicle access and public utility construction and maintenance.
- 38. The developer shall design and construct the driveway on Granite Reef Road in general conformance with the City of Scottsdale Standard Detail (#2256 for CL, 2257 for CH, or 2258 for CI).

**Ordinance**

- I. The developer shall submit a detailed striping and signage plan with final plans. The striping and signage plan shall include all existing improvements and striping within 300 feet of the limits of construction, and all signs, striping, or other traffic control devices proposed to accommodate phased and ultimate construction.

**INTERNAL CIRCULATION:**

**DRB Stipulations**

- 39. The developer shall install directional ramps and delineate pedestrian crossing with different paving material/striping.
- 40. The developer shall provide a minimum parking-aisle width of 24 feet.
- 41. The developer shall provide internal circulation that accommodates emergency and service vehicles with an outside turning radius of 45 feet and inside turning radius of 25 feet.

**Ordinance**

- J. Parking areas shall be improved with a minimum of 2.5 inches of asphalt over 4 inches of aggregate base.

**EASEMENTS AND DEDICATIONS**

<b>EASEMENT / DEDICATION</b>	<b>DESCRIPTION</b>
Over Driveway (on south portion)	For emergency access
Along Internal circle perimeter	For individual refuse container placement/collection
Over Sight distance triangle	Sight distance
Along the street frontage	Vehicular non-access (except at the approved driveway location)

**DRB Stipulations**

42. Sight distance easements shall be dedicated over sight distance triangles.

- a. Sight distance triangles must be shown on final plans to be clear of landscaping, signs, or other visibility obstructions between 2 feet and 7 feet in height.
- b. Refer to the following figures: 3.1-13 and 3.1-14 of Section 3.1 of the City's Design Standards and Policies Manual, published December 1999.

43. Vehicular Non-Access Easement:

- a. Prior to final plan approval, the developer shall dedicate a 1-foot wide vehicular non-access easement along the property frontage on Granite Reef Road except at the approved driveway location.

44. Indemnity Agreements:

- a. When substantial improvements or landscaping are proposed within a utility easement, an indemnity agreement shall be required. The agreement shall acknowledge the right of the City to access the easement as necessary for service or emergencies without responsibility for the replacement or repair of any improvements or landscaping within the easement.

**Ordinance**

K. Drainage Easement:

- (1) Drainage and flood control easements shall be dedicated to the City to the limits of inundation for all stormwater storage basins. All drainage and flood control easements shall be dedicated to the City with maintenance responsibility specified to be that of the property owner.

L. Waterline and Sanitary Sewer Easements:

- (1) Before the issuance of any building permit for the site, the developer shall dedicate to the City, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual, all water easements necessary to serve the site.

M. Public Utility Easement:

- (1) An 8-foot wide public utility easement shall be dedicated along both sides of internal streets. The 8-foot wide easements may be reduced or eliminated upon approval of the public utility companies.

**REFUSE:****DRB Stipulations**

45. If individual (80-gallon) refuse containers are not planned for the development, the site's trash enclosures shall be constructed to City of Scottsdale's Refuse Enclosure detail.

**Ordinance**

N. Refuse enclosures are required as follows:

- (1) Commercial Building Space: One for 0 to 20,000 s.f., Two for 20,001 to 40,000 s.f., Three for 40,001 to 60,000 s.f., etc.
- (2) Apartments: One for 0 to 20 units, Two for 21 to 40 units, Three for 41 to 60 units, etc.

O. Underground vault-type containers are not allowed.

P. Refuse collection methods, i.e., site plan circulation will be approved at final plan review.

Q. Refuse collection can be provided by the City of Scottsdale's Sanitation Division, at 480-312-5600.

**WATER AND WASTEWATER STIPULATIONS**

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all-inclusive of project requirements. Water and sewer lines and services shall be in compliance with City Engineering Water and Sewer Ordinance, the Scottsdale Revised Code and Sections 4 and 5 of the Design Standards and Policies Manual.

**DRB Stipulations**

46. Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall obtain approval of the master water and wastewater reports. The improvement plans shall be consistent with the approved master water and wastewater reports. Any design that modifies the approved master report requires from the developer a site-specific addendum to the master report, subject to review and approval by City staff.
47. Where walls cross or run parallel with public water mains, public sewer mains, or public fire lines the following shall apply:
  - a. For walls constructed parallel to these pipes, the walls shall be a minimum of six (6) feet from the outside diameter of the pipe.
  - b. For walls constructed across or perpendicular to these pipes, the walls shall be constructed with gates or removable wall panels for maintenance and emergency access.

**WATER:****DRB Stipulations**

48. Basis of Design Report (Water):

- a. Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall obtain approval of the Water Basis of Design Report from the City's Water Resources Department. The report shall conform to the draft Water and Wastewater Report Guidelines available from the City's Water Resources Department.

**Ordinance**

R. The water system for this project shall meet required health standards and shall have sufficient volume and pressure for domestic use and fire protection.

**WASTEWATER:****DRB Stipulations**

49. Wastewater Basis of Design Report. Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall obtain approval of the Wastewater Basis of Design Report from the City's Water Resources Department. The report shall conform to the draft Water and Wastewater Report Guidelines available from the City's Water Resources Department.



50. Existing water and sewer service lines to this site shall be utilized or shall be abandoned by disconnection at the main.

**Ordinance**

- S. Privately owned sanitary sewer shall not run parallel within the waterline easement.

**CONSTRUCTION REQUIREMENTS**

**DRB Stipulations**

**As-Built Plans.**

51. City staff may at any time request the developer to submit as-built plans to the Inspection Services Division.
- a. As-built plans shall be certified in writing by a registered professional civil engineer, using as-built data from a registered land surveyor.
  - b. As-built plans for drainage facilities and structures shall include, but are not limited to, streets, lot grading, storm drain pipe, valley gutters, curb and gutter, flood walls, culverts, inlet and outlet structures, dams, berms, lined and unlined open channels, storm water storage basins, underground storm water storage tanks, and bridges as determined by city staff.

**Ordinance**

- T. Section 404 permits. With the improvement plan submittal to the Plan Review and Permit Services Division, the developer's engineer must certify that it complies with, or is exempt from, Section 404 of the Clean Water Act of the United States. [Section 404 regulates the discharge of dredged or fill material into a wetland, lake, (including dry lakes), river, stream (including intermittent streams, ephemeral washes, and arroyos), or other waters of the United States.]